

06- -1919

City Council
Atlanta, Georgia

AN ORDINANCE
BY: ZONING COMMITTEE

U-06-19

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. Under the provisions of Section 16-20C.008(3) (3),), of the Zoning Ordinance of the City of Atlanta, a Special Use Permit for a CHURCH is hereby approved. Said use is granted to DENNIS K. LIPPY and is to be located at **330 Edgewood Avenue, N.E.**, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 46, 14th District, Fulton County, Georgia being more particularly described by the attached legal description and/or survey.

SECTION 2. That this amendment is approved under the provisions of Section 16-25.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Special Use Permits, Procedural Requirements", and the Director, Bureau of Buildings, shall issue a building permit only in compliance with the applicable provisions of this part. The applicable conditional site plan and any other conditions hereby imposed are enumerated by attachment. The Special Use Permit hereby approved does not authorize the violation of any zoning district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

Deed Book 40707 Pg 634
Juanita Hicks
Clerk of Superior Court
Fulton County, Georgia

EXHIBIT "A"

(330 Edgewood Avenue, Atlanta, Georgia)

ALL THAT TRACT or parcel of land lying and being in Land Lot 46 of the 14th District of Fulton County, Georgia, and being more particularly described as follows:

BEGINNING at a rebar found at the northwest corner at the intersection formed by the west right-of-way of Hilliard Street (30 foot right-of-way) and the north right-of-way of Edgewood Avenue (60 foot right-of-way) and running thence north 2 degrees 03 minutes 22 seconds east along the west right-of-way of Hilliard Street a distance of 90.27 feet to a rebar found; thence north 88 degrees 07 minutes 47 seconds west a distance of 103.10 feet to a point; thence north 04 degrees 29 minutes 13 seconds east a distance of 40.20 feet to a rebar found; thence north 88 degrees 08 minutes 38 seconds west along "Raspberry Alley" a distance of 64.52 feet to a rebar found on the east line of property now or formerly owned by the Department of Transportation ("DOT"); thence southerly and southwesterly along the DOT line and following the curvature thereof along an arc to the right of 98.08 feet (said arc having a radius of 200.02 feet and being subtended by a chord of 97.10 feet bearing south 08 degrees 28 minutes 01 seconds west) to a point; thence south 54 degrees 37 minutes 44 seconds east along DOT right-of-way a distance of 58.57 feet to a DOT disc found on the north right-of-way line of Edgewood Avenue; thence south 87 degrees 24 minutes 06 seconds east along the north right-of-way of Edgewood Avenue a distance of 127.81 feet to the rebar found at the POINT OF BEGINNING; said property having been shown on a plat of survey entitled "Property of Ellis Property Group" prepared by McClung Surveying, Inc., bearing the seal of Michael R. Noles, Georgia Registered Land Surveyor No. 2646, and dated July 24, 2001.

This is the same property as shown by plat of survey prepared by August S. Giometti, Georgia Registered Land Surveyor Number 77, for Southern Burglar Alarm Co. of Georgia, Inc. dated March 15, 1976 and recorded in Plat Book 109, Page 24, Fulton County, Georgia records (said Plat Book and Page having been erroneously shown as Plat Book 105, Page 24, in some deeds in the chain of title), less and except that portion of the property shown on said recorded plat which was conveyed to the Department of Transportation, for the subsequent "Downtown Connector Reconstruction," by Right of Way Deed from Electro-Protective Corp. dated June 12, 1983, recorded in Deed Book 9603, Page 337.

